



1600 Hamilton Place Community HOA

December 2008



Next Board Meeting

The next Board of Directors meeting is scheduled for Tuesday, January 13, 2009, in the clubhouse. Open Forum starts at 6:30PM and is the time set aside for homeowners to address the Board of Directors. The Board meeting starts promptly following Open Forum.

Email Communication Reminder

Please remember that either "1600 Hamilton" or your specific unit address must be included in the SUBJECT BOX of all emails sent to Bill Hubbard at Community Management or they will not be opened.

Landscape Committee Meetings

The next Landscape Committee meeting will take place on Wednesday, January 28, 2009 at 7:00PM, in the clubhouse. Any landscaping items must be requested, in writing, for the Committee's consideration. Please remember that the Board of Directors provides a budget to the Committee, which determines the confines within which the Committee must develop a plan for landscaping maintenance and upgrade projects. In other words, the Committee will accommodate as many requests as possible, as long as they fit into the budget constraints, as well as the short term and long term landscaping plans.

New Board Member

Ken Swezey was recently appointed to fill the vacancy on the Board, for a term running until March, 2010. Ken will also serve as secretary of the Board. Ken and his wife, Joyce, have been long-time members of the association and the Board is excited about working with Ken on association issues.

Architectural Committee Meetings – Last Thursday of Each Month

The next Architectural Committee meeting will take place on Thursday, January 29, 2009, at 6:45PM, in the clubhouse. Please feel free to drop by and discuss any architectural issues with the committee.

Bylaws Signature Page

Included with this newsletter, you will find the official signature page for the newly amended Bylaws. Please keep this page with the amended bylaws you recently approved.

Gutter Cleaning

Bright Outlook has completed the gutter and downspout cleaning. The cleaning carries a "no clog" warranty until May 1, 2009. If you see that your downspout has become CLOGGED after the initial cleaning, please contact the CMS customer service dept during normal business hours and they will arrange for Bright Outlook to address the problem within 2 business days, weather permitting.

Information Regarding Crime Prevention

Please review the following crime preventions tips provided by Fielding Protection Services:

What is Auto Burglary – the theft of property from a SECURED vehicle, which is a felony.
What is Theft from Auto – theft of property from an UNSECURED vehicle, which is a misdemeanor.

There are three elements needed to commit a crime – desire, ability, and opportunity. Complicity creates opportunity and ability. If you can remove the opportunity or ability, you can help prevent crime. The following items are most commonly stolen from vehicles:

Briefcases, cash, computers, cell phones (and chargers), CDs, day planners, stereos and faceplates, wallets (even under seats), garage door openers, gym bags, jewelry, keys, mail, purses, and tools.

How Can Auto Burglary Lean to Residential Burglary? Garage door opener or house key in car + registration or mail in car = Home Burglary.

Vehicle Registration – black out the address on your registration and photocopy it. Keep the copy, not the original, in your car.
Mail – do not leave outgoing or incoming mail in your car, especially where visible. This has your name and address on it.
Garage Door Opener – avoid leaving this in your car
Keys – never leave keys in your car

This Is What Your Car Looks Like to a Thief:

Remove visible items from your vehicle.
Lock Up – even for quick errands, and make sure all windows are closed, including vent windows and sunroofs.
Buy an alarm and use it.

Park Safely:

At home, park in your garage and lock all access doors to garage.
Park in well lighted areas
Check to see that your vehicle is visible from pedestrian and vehicular traffic.
Avoid alleys.

Hopefully, you find these tips useful and have a safe and uneventful holiday season!

-OVER-

Community Management Services, Inc . 1935 Dry Creek Road, Suite 203
Campbell, CA 95008

Customer Service: 408-559-1977 - Association Manager: Bill Hubbard
Email: bhubbard@communitymanagement.com
(1600 Hamilton or your unit address must be included in the SUBJECT BOX of all emails)

1600 Hamilton Place Security Office: 408-371-1715
1600 Hamilton Place Website: www.1600HamiltonPlace.org

Board of Directors Elections in March, 2009 –Candidates Needed

If you are interested in running for one of the 3 Board positions up for election in March, 2009, please contact manager Bill Hubbard by no later than January 12, 2009. Current board members Sanford Conrad, Lynn Comer, and Carl Middione are all running for the Board again, however, if you are interested in getting more directly involved in the policy-making decisions for the association, this is your opportunity.

Neighborhood Watch

During this time of year, unfortunately, there is always an increase in burglaries throughout the bay area. Please keep the following suggestions in mind:

1. Do not keep your garage door open unless you are in the garage.
2. Keep all doors and windows closed and locked when you are not home.
3. Keep car locked and all valuable items out of sight when parked outside your garage.
4. **Keep an eye out for any suspicious activity within the complex and report it IMMEDIATELY to the police.**

If everyone gets involved in the neighborhood watch, this can be a happy and safe holiday season!

Holiday Decorations

The Board of Directors would like to remind all residents that exterior holiday decorations/lights are welcome, however please make sure that all decorations are removed by no later than January 15, 2009. The Board thanks you for your cooperation and wishes all residents of 1600 Hamilton Place a very HAPPY HOLIDAY SEASON and HEALTHY NEW YEAR!

Please dispose of your Christmas trees **on Tuesdays** in one of the four Green Team landscaping waste disposal sites along Hamilton Place (see attached map). **ALL ORNAMENTS AND STANDS MUST BE REMOVED!**

Parking Violations and Towing

Lately, the Board has observed an increasing number of parking violations that may result in towing of illegally parked vehicles and this is raising some concern. The Association policy is very clear and draws a distinction between parking for guests and parking for owners. After two written warning notices left on the windshield, the car will be towed at the owner's expense. Our security patrol does check and identify illegally parked vehicles each night and report to Management. Towing is a last resort measure that the Association would like to avoid if at all possible especially during the holidays. Hence, we invite all owners to please follow the rules and avoid this unnecessary expense, which will spoil your holiday spirit.

Water Costs

As all of you know, water is a precious and scarce commodity that is becoming more and more expensive. Your Association has paid nearly \$12,000 on average EACH MONTH for water use this year and we need your help to keep this cost down. Water usage is made up of two elements; sprinkler irrigation and home use. The Association is working with Medallion Landscape to reduce water usage for sprinklers. We also need your help to reduce home usage by taking shorter showers, washing full loads and turning the water off when not in use (like brushing your teeth or while washing your car). Please use an overall prudent approach to conserving water and we will all benefit.

Garage Sales

Although garage sales are not specifically prohibited by the governing documents for the association, the Board of Directors does discourage them because of the limited access to parking and the City of San Jose ordinance requiring that all Fire Lanes be kept clear at all times. A solution to this would be to participate in a garage sale with a friend who lives outside of the complex or donate items to a charity. If you do need to have something hauled away, there are a number of companies listed under "HAULING" in the yellow pages. Please keep in mind that, if you do plan on having a garage sale, the rules and regulations for the association prohibit the placing of any personal items or signs out in the common area without prior approval from the Board.

Recycling Cardboard Boxes

In order to have enough room in the recycling bins for all of the recycling, **PLEASE BREAK DOWN YOUR CARDBOARD BOXES BEFORE PLACING THEM INTO THE RECYCLING BINS.**

CERTIFICATION

I, the undersigned, do hereby certify:

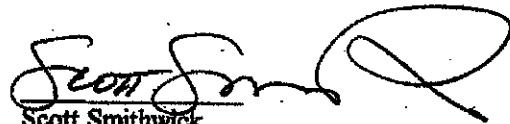
That I am the duly elected and acting Secretary of 1600 Hamilton Place
Community Association, Inc., a California nonprofit mutual benefit corporation, and that
the foregoing Restated Bylaws of 1600 Hamilton Place Community Association, Inc.,
consisting of seventeen (17) pages, constitute the Bylaws of said Association, as duly
adopted by the Directors at a meeting duly held on the 14th day of October 2008.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed the
seal of said Association this 29 th day of OCTOBER 2008.

State of California, County of Santa Clara

On Oct. 29, 2008 before me, Nathan Ganeshan, Notary Public,

Personally appeared SCOTT SMITHWICK
who proved to me on the basis of satisfactory evidence to be the person
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

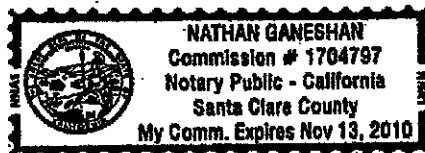


Scott Smithwick

Secretary

1600 Hamilton Place Community
Association, Inc.

Ganeshan 10/29/2008



1600

Hamilton Place

Our complex has a service agreement with Green Waste Recovery to pick up loose yard debris, including yard trimmings, prunings, leaves & branches. Using this **free** service will help keep our garbage bins from overflowing caused by excessive amounts of yard debris, and may also help reduce the garbage expense. Again, this is a **free** service for all residents.

YARD DEBRIS PICK UP

On Street:

Please place loose green yard debris on Hamilton Place no earlier than Tuesday, the day before the scheduled pick up

Pick Up Day: Every Wednesday

Collected By: Green Waste Recovery

Place yard debris on Hamilton Place ...

Drop off spots are in the following locations:
Street area adjacent to both Foxhall Loop entries
In front of clubhouse
Street area adjacent to Huxley Court entry
Street area on tennis court side of Greenwich Court entry
(SEE MAP FOR LOCATIONS)



* Yard Waste Pick Up

